

Village of *Montgomery*, Illinois

# Western Development Subarea Plan

2008

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prepared by Houseal Lavigne Associates

# Western Development Subarea Plan

2008



## Overview

*The Western Development Subarea Plan is intended as a supplemental update to the Village of Montgomery's Comprehensive Plan. This subarea plan focuses on revisiting and reinforcing goals for Montgomery's largest remaining growth area - west of Orchard Road.*

*Land use categories are described page-by-page and indicated on a key map for each use to readily identify parcels designated and intended for that use. Land use designations are collectively illustrated in the center spread. In addition to the Land Use Plan, a Parks & Open Space Plan and a Transportation & Circulation Plan are included. Finally, interspersed throughout the Western Development Subarea Plan are summary results from a survey conducted to promote community involvement in the preparation of the subarea plan. More details regarding the survey can be found on the back page.*

This subarea planning document includes the goals and objectives of Montgomery for the range of land uses existing and desired for the Western Development Subarea, including:

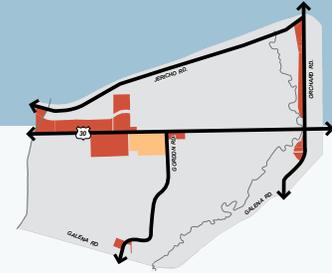
- Retail Commercial;
- Town Center Development;
- Civic/Institutional Uses;
- Mixed Use Development;
- Residential Neighborhoods;
- Parks & Open Space; and
- Transportation & Circulation.



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# Commercial Areas

**Goal: Broaden the Village's tax base and strengthen the economy and employment base through the integration of a variety of commercial/retail and office uses.**



## General Retail Objectives:

1. Work with the Montgomery Economic Development Corporation to promote a mix of businesses that will serve current and future residents and compliment existing businesses.
2. Require additional buffering between adjacent residential and non-residential uses through berming, landscaping and fencing.
3. Encourage attractive, walkable development that decreases the need to leave the neighborhood for convenience uses and services.
4. Encourage site plans that accommodate pedestrian traffic with as few vehicular conflicts as possible from the public sidewalks.
5. Ensure architectural compatibility between commercial developments by: developing design guidelines; requiring consistency in landscaping, setbacks, lighting and signage; and requiring all sides of buildings be constructed primarily of traditional masonry building materials such as brick or stone.
6. Require buildings to have a strong visual and physical relationship to the roads on which they front to enhance the identity and pedestrian orientation of the different corridors by encouraging multi-story architectural elements, such as clock towers, spires, or bell towers and architectural details that are visible from roadways or at major intersections.
7. Other outdoor pedestrian amenities such as benches, covered walkways, and bicycle racks should be encouraged where they are not required.
8. Attract a specialty grocer with an emphasis on produce, organics, or other specialties.
9. Limit new gas station locations to larger retail areas and do not locate them adjacent to residential neighborhoods.
10. Create a sit-down restaurant cluster to fill the demand for family dining.
11. Require outdoor plaza spaces and other pedestrian amenities in larger retail developments.
12. Require master-planned developments. Lot-by-lot development should not be considered.
13. Develop neighborhood commercial sites with uses that serve nearby neighborhoods with daily conveniences, services and gathering places such as coffee shops and outdoor dining areas.



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# Montgomery Town Center



## Town Center Development Objectives:

14. Require a master-planned, mixed use development for the parcels designated as Town Center. Lot-by-lot development should not be considered.
15. The area should be pedestrian friendly and create both a daytime population by providing for office, retail, and institutional uses in mixed-use buildings as well as activities and uses that extend beyond normal business hours. Such uses may include recreation activities and entertainment uses.
16. Provide a public space, such as a community center and adjacent Village Green for community events and formal and informal gathering.
17. Provide for a Village Information Kiosk to post events, bike paths and park plans and other important village information within public spaces at the Town Center.
18. Require a high quality of architecture, including a pedestrian level of detail on mixed use buildings. In order to implement this, a detailed and practical set of design guidelines should be developed prior to annexation to be applied to foster

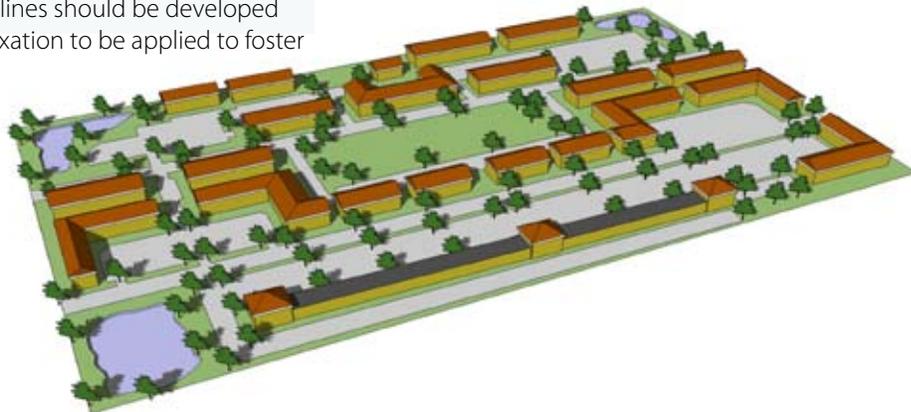
the desired character and general uniformity of building materials and colors. The Guidelines for the Town Center Districts in Chapter 3 of the Village's Comprehensive Plan should be used as a guideline.

## Commercial and Town Center Preferences

*When asked about specific new uses, respondents overwhelmingly reported a desire for restaurants (81.7%), with more than sixty-seven (67%) preferring sit-down dining over fast food, carry out, and lunch-café style restaurants. Following far behind sit-down dining, but the second choice of respondents, was fine dining with thirteen percent (13%). Specific restaurants that were mentioned included Chili's, Red Robin, Corner Bakery and Egg Harbor.*

*The second most desired new use west of Orchard Road is for retail stores (76%). Specific uses respondents most wanted to see were a high-end grocer and general merchandiser. Medical facilities were a strong third choice (54.3%) for new development types on the west side. Still other preferred development types included (higher end) single-family homes and professional offices. Some responses noted the need for preservation of open space, gas stations, day care/preschool, park facilities, and higher end retail.*

*When asked what types of conveniences and services respondents would like to see on the west side of Montgomery, again restaurants was the most common response (77.2%), but entertainments uses such as movie theaters and rental stores were also desired (63.4%). Also among the most desired services were medical offices (54.5%) and personal services such as salons and dry cleaners (57.6%). Some respondents clarified their desire for entertainment uses as "family-friendly" or activities for children. Other services requested included a camera shop and a copy/mail/shipping store.*



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# Mixed-Use Development



**Goal: Broaden the Village's tax base and strengthen the economy and employment base through the integration of a variety of commercial/retail and office uses.**

**Mixed-Use Development Objectives:**

- 19. Work with property owners and developers to develop the site northeast of Griffin Drive and Route 30 into a complimentary mixed use development that appears and functions as an extension of the Civic Center Campus to the west.
- 20. Require a master planned development, including some true mixed use buildings that have retail and restaurants on the first floors with office and service uses above. Site and building layout should be more urban and walkable than Retail Development areas in the Western Development Subarea, focusing on using buildings to create a pedestrian realm, buildings as the view at a street terminus and connectivity with Civic Center Avenue.
- 21. Encourage the development or clustering of professional offices, medical offices

and other personal and family service uses, such as a day care facility or private school.

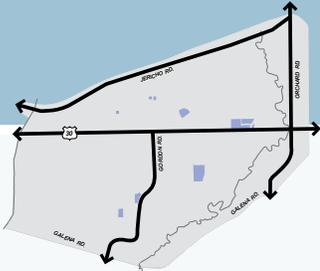
- 22. Attract a commercial sized health/fitness center to provide recreation opportunities, as well as to draw more consumer activity to the area.
- 23. Attract a mid-size grocer with an emphasis on produce, organics, or other specialties.
- 24. Require functional and attractive outdoor public spaces and pedestrian amenities to encourage informal outdoor gatherings and dining, providing a pleasant setting for professional business and shopping.
- 25. Consider incorporating some medium to high density residential into the development of this parcel which will be well located to public and commercial services.
- 26. An urgent care facility should also be encouraged to locate in this area.
- 27. Require high quality architecture, including a pedestrian level of detail on mixed use buildings. In order to implement this, a detailed and practical set of design guidelines should be developed prior to annexation and applied to foster the desired character and general uniformity of building materials and colors.



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# Civic/Institutional Uses

**Goal: Expand on the existing civic buildings and encourage the siting of new civic and governmental buildings at the Civic Center Campus (shown below) or in other appropriate locations within the subarea.**



**Objectives:**

1. Encourage the development of a community college campus or satellite campus, if not at the Civic Center Campus, elsewhere in the Western Development Subarea.
2. Ensure that all public sites and buildings are attractive and well-maintained, and that they complement the areas in which they are located.
3. Encourage institutional uses such as places of worship or smaller private schools. These sites should be prominently sited, such as terminated views, and ideally within walking distance of related uses such as offices, breakfast and other restaurants. They are well-suited uses to be integrated into the Town Center or other retail development.

4. Encourage day care or preschool uses in commercial areas that are readily available to the nearby neighborhoods. The setting for these should be easily accessible, but ideally provide for pleasant outdoor play areas and be within walking distance to nearby parks or other outdoor amenities.
5. Work with and encourage the Sugar Grove Library District and the Oswego Public Library District to locate a joint library branch in the area.
6. Recruit other positive uses to the Civic Center Campus such as an outdoor amphitheater for community use.
7. Encourage development of a health/recreation center similar to the Vaughn Athletic Center on or near the Civic Center Campus.
8. Support the development of the Montgomery Civic Center Campus to provide a high level of police and other civic services to the area and to the Village as a whole.



**Western Development Subarea Plan**

# Transportation and Circulation

**Goal: Develop a safe and efficient multi-modal (motor vehicle and pedestrian) transportation system that provides adequate access and circulation throughout and beyond the subarea.**

**Objectives:**

1. Continue to promote solutions to current congestion and safety issues with the Illinois Department of Transportation and Kane County for Route 30 and Orchard Road, respectively.
2. Provide safe and alternative access to all neighborhoods on the west side through the continued use of a collector street network, local connections between existing and planned neighborhoods, and an interconnected pedestrian/bicycle path network.
3. Continue to work with Metra, The Regional Transportation Authority and Pace to provide effective public transportation, including support and planning for a Montgomery Metra Station, an Oswego Station and bus routes and technology to promote alternate transportation choices.
4. Establish the image and identity of the Village throughout the Corridor by creating well defined entrances to the Corridor and the Village of Montgomery.
5. Prepare for a high level of involvement in planning for Route 30 widening whenever it occurs. Include specialized

landscaped parkways and medians and ornamental lighting to enhance the character of the Village along this state route.

6. Provide full access to the Town Center from: Gordon Road at Adam Avenue and Troon Drive; Thunder Gulch Road to the south, including appropriate pedestrian amenities and traffic calming devices; and Dickson Road at two locations.
7. Provide local street connections to residential neighborhoods previously developed under county regulations. These connections will improve access to major roadways and internally to newer nearby neighborhoods.
8. Shared parking agreements should be encouraged to facilitate efficient use of land specifically between the Civic Center Campus and the Fox Valley Park Districts' Stuart Sports Complex.



**Transportation and Circulation Legend**

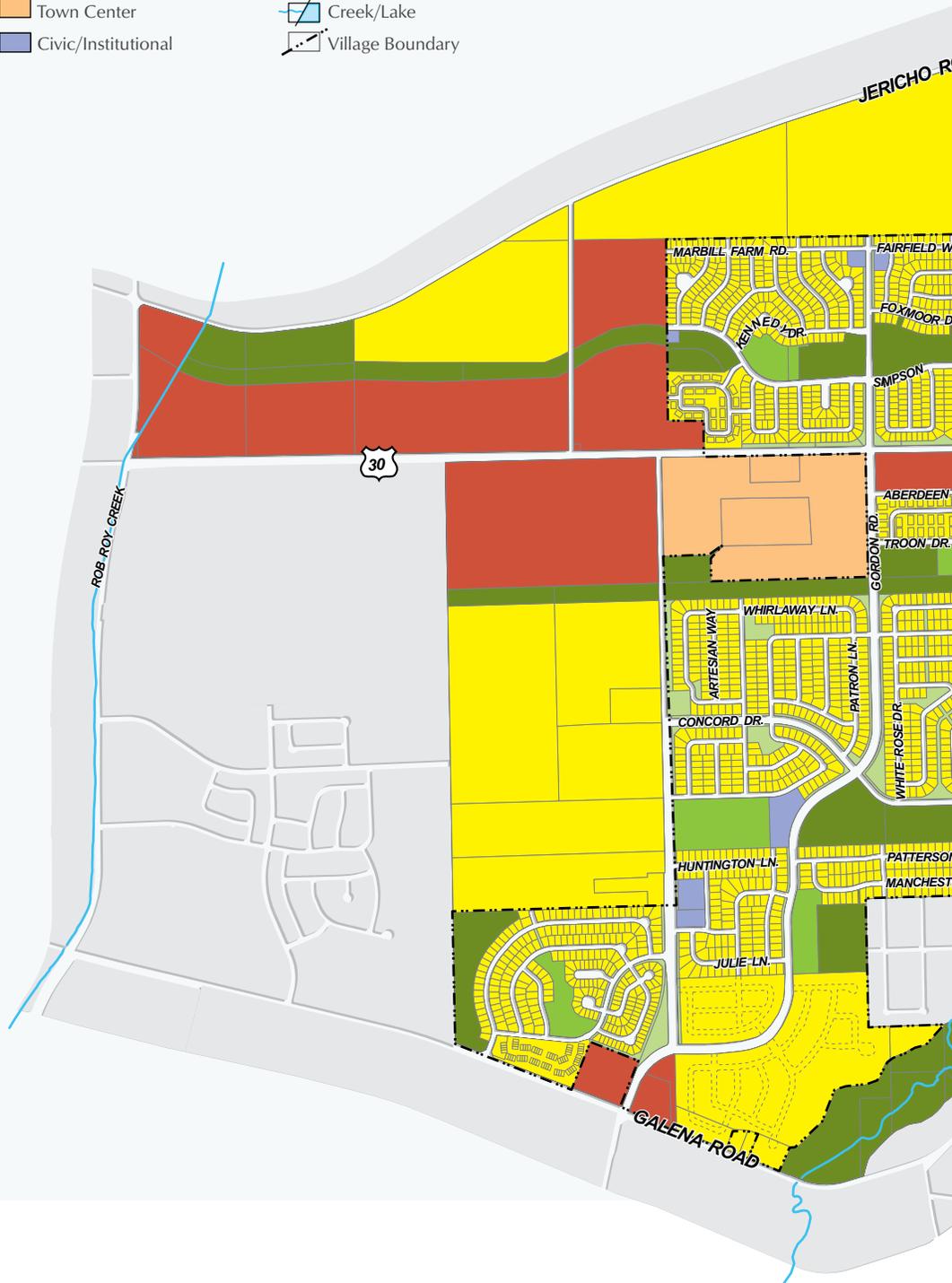
Existing Traffic Signal	Existing Major Collector
Proposed Traffic Signal	Proposed Major Collector
Proposed Pedestrian Bridge	Proposed Minor Collector
Existing Local Road	Proposed Local Road
Existing Minor Collector	Village Boundary

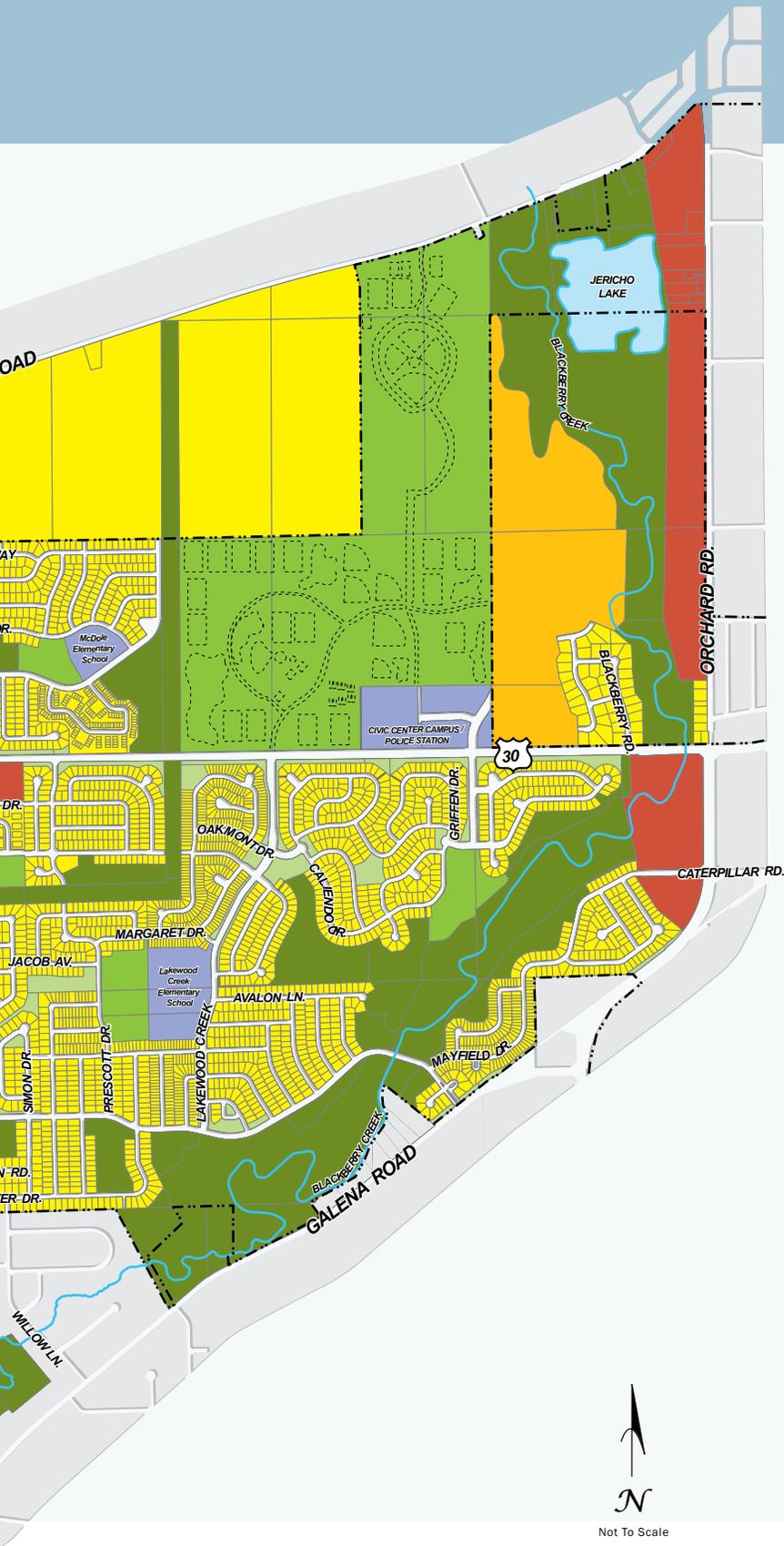
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# Western Development Subarea Plan

## Existing Land Use Map Legend

- |   |   |
|---|---|
|  Residential         |  Open Space              |
|  General Commercial  |  Private Open Space      |
|  Mixed Use           |  Conservation Open Space |
|  Town Center         |  Creek/Lake              |
|  Civic/Institutional |  Village Boundary        |





Not To Scale

**prepared by Houseal Lavigne Associates**

# Residential Neighborhoods



**Goal:** *Develop neighborhoods that provide for a variety of quality housing opportunities for all segments of the population in a way that positively impacts the environment and provides efficient public services.*

**Objectives:**

1. Continue to promote and encourage sustainable, high quality and varied housing stock. Elements to emphasize during the review of subdivision plans include architectural details (for example, masonry-covered elevations, varied roof styles, usable front porches, deep eaves, and garages that are either on the same plane as the rest of the front façade or are recessed behind it); a variety of floor plans including ranch plans; sustainable and durable materials; and custom or semi-custom homes.
2. Allow for some estate lots along minor collectors.
3. Limit townhomes, rowhouses, condos, and apartments, permitting only proposals for all-brick/stone buildings.
4. Allow for cluster/open space planning where architecture and conservation and/or restoration areas are proposed to be of uniquely high quality.
5. Incorporate new urbanism concepts, such as varied lots sizes or housing unit types within blocks, lots fronting on parks or smaller open spaces and reduced front yard setbacks, when the quality of proposed architecture is very high and community amenities add to the family-friendliness of the Village.
6. Require senior housing products such as assisted living facilities or single-story, age targeted housing products in select areas that are pedestrian oriented and nearby to medical, retail and civic uses.
7. Use permit review and code enforcement to improve or preserve community appearance and property values.



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# Residential Neighborhoods



## Quality of Life and Housing

*Housing quality west of Orchard Road rated well among respondents with nearly sixty-five percent (65%) rating the quality as good and over twenty-five percent (25%) rating it excellent. While results were similar for overall housing quality Village-wide, "excellent" responses declined and "fair" responses increased, still with over sixty-two percent (62%) considering housing quality "good."*

*Respondents reported housing affordability, quality and the residential neighborhoods as the primary advantages of living on Montgomery's west side. Many also noted the friendliness of residents, good schools, as well as the "quiet" and feeling of safety and security of the area as benefits. Still others mentioned the creek and bike trails, highway access, and proximity to the Oswego park-and-ride (and future train station) as benefits.*

*The number one weakness identified, with more than sixty percent (60%) of replies, was traffic congestion on Route 30 and Orchard Road (both roads are not under the Village's jurisdiction). Other area weaknesses that were noted included lack of available shopping and lack of convenient services. Additionally, the two disadvantages of living west of Orchard Road that stood out to respondents were the lack of available shopping (75.5%) and traffic problems (70.2%). Other disadvantages noted by more than twenty percent (20%) of respondents included lack of access to public transportation, lack of parks/recreation amenities and lack of job opportunities.*

*As development and growth continue, residents desire:*

- more nearby shopping choices
- traffic improvements
- full basements
- partial brick and stone elevations
- lots larger than 9000 square feet
- three car garages
- front porches
- traditional designs
- homes larger than 2500 square feet
- additional ranch selections and
- side load and side facing garages



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# Parks and Open Space

**Preservation Goal: Maintain existing and preserve future open space and natural resource areas for active and passive recreation; the creation of wildlife habitat; improved water quality; and increased flood control and prevention.**

**Objectives:**

1. Promote development of amenities on park parcels as soon as possible to provide needed recreation areas as new neighborhoods are occupied.
2. Provide multi-directional access to a fully developed Stuart Sports Complex to provide connectivity with neighborhoods directly west of it, as well as more convenient access to it from areas south of Route 30. Plan for the extension of Aucutt Road to the site as well.
3. Continue emphasis on pedestrian/bicycle path system, requiring paths and path signage installation as development occurs. Market the path system as an area benefit and fill in the gaps wherever necessary.
4. Cooperate with the Fox Valley Park District, Kane County Forest Preserve District, and Kendall County Forest Preserve District to ensure Blackberry Creek and its sensitive floodplains are protected from development and enhanced as community amenities, including a bike path system.



- Parks & Open Space**
- |                                 |                         |
|---------------------------------|-------------------------|
| 1 Fairfield Way Park            | 7 Blackberry Trail Park |
| 2 McDole Elementary School Park | 8 Balmorea Park         |
| 3 Stuart Sports Complex         | 9 Dickson Road Park     |
| 4 Jericho Park                  | 10 Dickson Murst Farm   |
| 5 Blackberry Crossing West Park | 11 Gordon Road Park     |
| 6 Lakewood Creek School Park    |                         |

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# Sustainability

***Sustainability Goal: Manage future development, growth and land uses within the subarea that promotes sustainable development through the integration of open space, best management practices, energy efficiency and mixing of land uses.***

**Objectives:**

1. Promote best management practices for stormwater, including green roofs, bioswales, naturalized detention areas, porous pavement, rain barrels and cisterns, rainwater gardens, filter strips and level spreaders, and vegetated swales to ensure that new developments do not contribute runoff that increases off-site flooding or degrades water quality in surface or ground water systems.
2. Promote energy efficient and environmentally sustainable buildings and developments through code amendments and annexation agreements.
3. Encourage the mixing of land uses in order to create more efficient developments that would otherwise take up more land and natural resources than would otherwise be needed.



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## Summary of Spring 2007 Resident Survey

*In April of 2007, a community survey was made available to Montgomery residents, both online from the Village's website and in hard copy. Over 300 responses were recorded in three weeks, largely from the residents of Montgomery's developing west side. Results were collected on April 25, 2007 for use in the Western Development Subarea Plan.*

### Respondents

*Respondents were largely newer residents living west of Orchard Road for less than five years who had moved to Montgomery from the Chicago area suburbs and nearby communities. Most were attracted by the affordability of housing stock, but also by the schools. Others reported residing between Orchard Road and Douglas Road, for up to thirty years. More than half the respondents were between the ages of 25 and 34, with most others ranging from their mid-thirties to mid-fifties. Household size of respondents ranged from two to four people most commonly, with more than fifteen percent reporting five or more people. Most residents work in the Chicago area suburbs or nearby communities, traveling by automobile, while others work in Chicago and Montgomery, including in home offices. Over half of the respondents and/or their spouses held a bachelors degree, with most of the remaining respondents reporting some college, 2-year college or training school as their education level.*

### Future Development Preferences

*Much of the survey focused on future development and preferences regarding commercial, industrial and residential development. Replies indicate strong support for the attraction of new commercial (retail, service, or office) businesses to the west side, with over sixty-six percent (66%) considering it very important and another quarter considering it somewhat important. Residents feel everyday needs need to be met closer to home and would like to be able to support Montgomery businesses.*

- Respondents noted **development potential as the area's number one strength**, with the new police station and Civic Center Campus, natural areas, regional location and parks and open space as other strengths of Montgomery's west side.
- Overall, respondents desire **resolution to existing traffic issues, attractive and selective retail growth**, daily needs, including possible employment closer to home and higher end, more custom residential development.
- While all of this is important, quality of life issues such as **nearby playgrounds and park facilities, preservation of open space and use of "greener" development practices** are also important.

Village of Montgomery, Illinois

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